

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 3

Property ID: R49183

Property Information

property address: 1119 WINTER

legal description: WINTER, BLOCK 8, LOT 6 & 7

owner name/address: WATSON, HARVEY D

1211 S TEXAS AVE

BRYAN, TX 77803-4560

full business name: Advanced Auto Repair

land use category: Commercial

type of business: Auto Repair

current zoning: L-3

occupancy status: occupied

lot area (square feet): 15000

frontage along Texas Avenue (feet): N/A

lot depth (feet): 155

sq. footage of building: 2440

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards

NO

NO

105

Improvements

of buildings: 1 building height (feet): 20 # of stories: 1

type of buildings (specify): Metal

building/site condition: 4/

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☒ yes ☐ no (specify) Curbs
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use

of signs: 1 type/material of sign: Metal

overall condition (specify): Good

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces:

lot type: ☐ asphalt ☒ concrete ☐ other

space sizes: sufficient off-street parking for existing land use: ☒ yes ☐ no

overall condition:

end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☒ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:
